

Glencoe Trustee Meeting

9/29/2022

Attending: Leslie Witt, George Gates, Dave Fisher, Karen Feth, Marilee Gaar, Dean Dicarolo, Harold Gaar and Cortney Skory

Treasurer's role and budget

GNHA trustees met to discuss the role of the treasurer, at the request of Leslie, to discuss a reallocation of the treasurer's duties associated with the position as well as Leslie's potential desire to transition off the board due to travel and other commitments.

Leslie first reviewed the current budget, which for the year ending 2022, looks to be within forecast. There was a discussion about inflation and the potential for future cost increases. Turfscape's three-year contract expires at the end of 2022. A new Turfscape proposal will be presented in November and the trustees will ask for 2023 proposals from all vendors as we project expenses for 2023. The trustees agreed that we will do our best to not increase dues in 2023 and will also carefully examine reserves for road replacement by gathering new estimates from Perrin. Recall, GNHA is responsible for road upkeep on Glencoe, East Glencoe, West Glencoe and Thistle Court.

Harold asked that we carefully examine our reserves, based upon expected future expenses, and make sure that we annually reserve enough funds to satisfy future capital expenses (road, sewer, painting, etc.).

It was decided that we would split the treasurer's duties. Marilee Gaar, former CPA, attended the meeting to discuss transitioning financial records to Quick Books from Excel. Quick Books is the standard format used for many entities and if we ever move to a

full-time, paid bookkeeper, Quick Books is the platform they would use.

On a volunteer basis Marilee will perform bookkeeping services for GNHA and transition the books from Excel to Quick Books by working closely with Leslie. Marilee's role will be that of assistant treasurer and work with Leslie, or a future board member, to discharge this responsibility. Details will be worked out and published on how the responsibilities will be allocated, along with the appropriate controls and visibility/transparency.

Karen Feth (Roads/Driveways)

The issue of extending driveway sealing to every three years, rather than two years was discussed. Karen checked with Perrin asphalt, and they indicated we have plenty of sealant on driveways so three years should be acceptable. Leslie will adjust the reserves to reflect the three-year schedule.

Painting

Dave Fisher will check with our painter to get an estimate for 2023 costs.

Architectural Review Board.

Harold Gaar, Dean DiCarlo and Cortney Skory serve on the ARB. It was decided we should follow up with Jeff Payne regarding the status of his landscape plans. Plans submitted in October of 2021 have not been completed. Harold said he would check with Jeff regarding status and encourage completion of the approved plans by spring of 2023.

Trees/Arborist

Dean Dicarlo shared that he had scheduled a walkthrough with the arborist the following week and will obtain an estimate to share for budgeting purposes.